

**ECONOMIC DEVELOPMENT ZONE COMMITTEE (EDZC) MEETING
MONDAY, FEBRUARY 15, 2021 9:30 A.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

A G E N D A

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - A) October 19, 2020**
- 3. NEW BUSINESS**
- 4. OLD BUSINESS**
 - A) Update on the Lighting Project
 - B) Cameras in Pocahontas Park
- 5. PUBLIC COMMENT**
- 6. ADJOURNMENT**

This is a Public Meeting. If a person decides to appeal a decision made by the Committee with respect to any reviewable material considered at such meeting, he or she will need a record of the proceedings made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation for this meeting may contact the City's Americans with Disabilities (ADA) Coordinator at 867-4920 at least 48 hours in advance of the meeting.

**ECONOMIC DEVELOPMENT ZONE COMMITTEE (EDZC) MINUTES
MONDAY, OCTOBER 19, 2020 10:00 A.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman Joseph Cataldo, Vice Chairman Terry Torres and Alternate Member #1, Bob DelVecchio
Also Present: City Attorney John Turner and Heather McCarty, Records Retention Specialist

Excused Absences: Mike Williams

Unexcused Absence: Jessica Hawkins, Garry Rooney and Linda Moore

1. CALL TO ORDER

Today's meeting was called to order at 10:04 a.m.

2. APPROVAL OF MINUTES

A) June 15, 2020

Mr. Torres made a motion to approve the June 15, 2020 minutes. Mr. DelVecchio seconded the motion and it passed unanimously.

3. NEW BUSINESS

Mr. DelVecchio said that he invited Mr. Derrick Thompson here today to discuss the issue the Irish American Society is having with not being able to keep their outdoor food truck open.

Mr. Derrick Thompson, with the Irish American Society, explained the situation they are having with their food truck. He said they built it the way the Health Department instructed them to do so. He explained they received a Code violation telling them they needed to stop using it, which they did. He pointed out there are other trailers in the City that are allowed. He said he has been told by the Planning Director to build a kitchen, which would mean he would have to shut the whole business down.

Mr. Torres said as a business person, he feels for him. But he was unsure what this Committee could do for him, other than make a request to the City Council. He does feel he has a legitimate case.

Mr. Cataldo asked if it is a zoning issue. Mr. Thompson said it has to do with regulations, but he drove around and took pictures of places within the City that are allowed to have big monstrosities on their sites.

Mr. Torres asked if he got a notice from the City of a zoning violation. Mr. Thompson said he did.

Mr. Thompson explained he previously had a suppression system in the building along with a stove and the Fire Marshall told them a year and a half ago to remove the hood. Then they got in trouble for boiling water without a hood.

Mr. Cataldo asked other than a money issue, is there any prohibition against reinstalling a hood so they could operate inside. Mr. Thompson said the new hood systems that are required are monstrous suppression systems that he can't afford.

Mr. Cataldo added that putting in a suppression system would take months and perhaps he could work with

the City to be able to temporarily operate outside.

Mr. Turner brought up that Mr. Thompson appeared before the Code Enforcement Board and was cited for violating City regulations and codes for operating his business with a kitchen. He said the Board was very sympathetic and made some recommendations. He said he was not sure why he is here today. He is not sure this Committee has that type of jurisdiction.

Mr. DelVecchio asked if they could make a recommendation to City Council. Mr. Turner said they can always make a recommendation.

Mr. Torres suggested he review the recommendations from the Code Enforcement Board and see if anything there is a workable solution. He said would like to see the violation and recommendations because it would be better for them to be informed to make a recommendation if they knew the whole story. He said he is very sympathetic, but he didn't know what this Board could do for him.

Mr. Cataldo brought up a couple of ideas, including a temporary location for cooking while he built a kitchen. He commented what is good for his business is good for downtown. He said there should be mechanisms for small businesses like his to get a grant.

Mr. Eddie Hunter gave his perspective as a Chef who works there. He said he understands the fears of food trucks, but this is an exclusive outdoor kitchen that doesn't move around and is used to serve their members and the community. He talked about the meals that they provide and everything they do for the Community. He said it is an established business and they are trying to expand it and continue to give back to the community. He is hoping they can find some type of solution.

Mr. Cataldo said it sounds like a temporary permit from the City would solve their problem, but it would not be a permanent solution. There either needs to be a zoning change to allow it, or a temporary license to allow for use on specific days or for certain events.

Mr. Torres asked if they have to resolve the Code Enforcement issue. Mr. Turner said yes. He pointed out that there is nobody here from the Planning Department to respond. He reiterated that this is being handled and reviewed under Code Enforcement.

Mr. Torres said he does not understand the entire issue since he has not seen the violation notice. He said he should seek the resolution to the satisfaction of the Code Enforcement Board. He said all they can do is make recommendations. He added they do support businesses in downtown and for what they are doing for the community, he feels there could be an exception made even if it is temporary.

Mr. DelVecchio said they could make a recommendation and see what they can do as far as Code Enforcement.

Mr. Turner reviewed his notes from the Code Enforcement Board meeting. He said the violator was allowed 90 days to receive final permitting and to come into compliance. He said a food trailer was installed on-site without a temporary use permit or building permits for electrical work and deck installation.

Mr. Cataldo asked if he could come into compliance. Mr. Thompson said he needs to get permits. He has spoken with Mr. Jason Jeffries, Planning and Development Director, regarding temporary usage permits and using a generator because he can't hook it to the building. He added he was told he can't keep it parked there. He has tried to get assistance from the Fire Marshall. He explained that one (1) of the problems is that it was a

member who did the work to run the existing 220 plug outside to it.

Mr. Cataldo said it sounds like the underlying issue is that the work was done without a permit.

Mr. Torres said he has until approximately November 11th before the fines kick in. He suggested he ask for an extension of 90 days to get everything done. He needs to go through the proper channels and apply to get the permits retroactively. He added there still might be some zoning requirements about what he can park on his property. He thinks an extension could be granted because it is reasonable.

Mr. Cataldo suggested applying for the permits first before he goes to the Board to ask for the extension.

Mr. Turner suggested he come to the Code Enforcement Board meeting when his case is scheduled and give them an update on where he's at and ask them for an extension. He said they are generally pretty cooperative if you've made good faith efforts.

4. OLD BUSINESS

A) Update on the Lighting Project

This item was not discussed.

B) Cameras in Pocahontas Park - (Discussed at the June 15th meeting)

This item was not discussed.

Mr. DelVecchio said he really likes the lights on 21st Street along the side of the Court House for people to walk from the parking garage to downtown. He pointed that was one of the things they have talked about here and they were recently turned on and look good.

Mr. Cataldo said he would like to pursue programs they can get going, such as a grant program for property owners to install lights.

Mr. Turner referred back to Mr. Thompson's Code Enforcement Board order. He said he was given until December 7, 2020 to correct the violations.

Mr. Turner asked if this Committee has any objections to starting their future meetings at 9:30 a.m. He said the City is trying to be consistent with all of the Boards and Committee meeting start times and would like to start all of the morning meetings at 9:30 a.m. and all of the afternoon meetings at 1:30 p.m. The Committee members said they had no objections.

5. PUBLIC COMMENT

None

6. ADJOURNMENT

Today's meeting adjourned at 10:41 a.m.

/hm